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STATE MS. - DESOTO CO

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Return to:

This instrument prepared by:

Charles G. Wardlow, II

Attorney at Law

6465 Quail Hollow, Suite 300

Memphis, Tennessee 38120

(901) 754-9970

File No.: **2103-638416**

**CORPORATE
WARRANTY DEED -TN**

THIS INDENTURE, made and entered into this **Fifteenth day of October, 2004**, by and between **JTH Builders, LLC, a Mississippi Limited Liability Company**, parties of the first part, and **Grant W Spesard and Kristin D. Spesard, Husband and Wife, joint tenants with rights of survivorship not as tenants in common**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Hernando**, County of **Desoto**, State of **Mississippi**, to wit:

Lot 50 of SECTION A, LAURELWOOD Subdivision, situated in Section 1, Township 3 South, Range 8 West, according to the Plat thereof as recorded in Plat Book 79, Page 40-41, of the Office of the Chancery Clerk of Desoto County, Mississippi.

Being the same property conveyed to Ansley, LLC by Warranty Deed from EBI, Inc. recorded on the 26th day of August, 2002 in Deed Book 426, Page 716 re-recorded on the 17th day of September, 2003 in Deed Book 453, Page 156 in Register's Office of DeSoto County, Mississippi.

Being the same property conveyed to parties of the first part, herein shown in:
Book **453**, Page No.: **156** or Instrument No.: in said Register's office.

This conveyance is made subject to:

- 1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records;
- 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

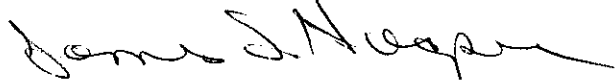
Parcel ID # **3081-0104.0-00050.00**

Improved OR

Unimproved property located at: **557 Laurel View Drive, Hernando, Mississippi 38632**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

WITNESS the signatures of the parties of the first part the day and year first above written.

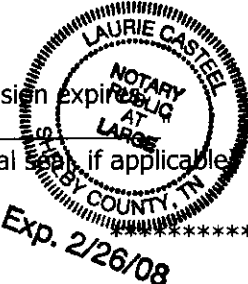

JTH Builders LLC, a Mississippi Limited
Liability Company

STATE OF **Tennessee**

COUNTY OF **Shelby**

Personally appeared before me the undersigned authority in and for the said county and state on this day of **October 15, 2004**, within my jurisdiction the within named James T. Hooper, who acknowledged that (he)(she) is as Managing Member, of **JTH Builders, LLC, a Mississippi Limited Liability Company**, and that for and on behalf of the said corporation, and as its act and deed (he)(she) executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

My commission expires 2/26/08
(Affix official seal, if applicable)



 (Notary Public)

Property address: **557 Laurel View Drive
Hernando, Mississippi 38632**

Grantor's address	<u>8177 Springbrook Cove</u> <u>Olive Branch, MS 38654</u>	Grantee's address	557 Laurel View Drive Hernando, MS 38632
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Phone No.:	<u>901-604-4207</u>	Phone No.:	<u>662-280-4454</u>
Phone No.:	<u>N/A</u>	Phone No.:	<u>901-348-4100</u>

Mail tax bills to, (Person or Agency responsible for payment of taxes)

**Allied Home Mortgage
Capital Corporation
6110 Pinemont Suite 215
Houston, TX 77092**

This instrument was prepared by:

SOUTHERN TRUST TITLE CO.
6465 QUAIL HOLLOW, SUITE 200
"IN THIS TENNESSEE 38120"

**Allied Home Mortgage
Capital Corporation ISAOA
6110 Pinemont Suite 215
Houston, TX 77092**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **\$225,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Denise Kenders
Affiant

Subscribed and sworn to before me this **Fifteenth day of October, 2004.**

Natale Diffe
Notary Public

My Commission Expires: _____

